| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203 | COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,700,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 2016.<br>Notary Public<br>MY COMMISSION EXPIRES: 1-8-19<br>(AFFIX SEAL) |

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ray Hayles | NEW OWNER | MAP |
| 1011 Grassland Ln | | PARCEL 131-16-0-054.00 |
| Nashville, TN 37220-1034 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **R. L. Moore, Trustee of 1011 Grassland Revocable Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Raymond Sisler Hayles, III and wife, Kara M. Hayles**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Gateway Acres, Section Addition of record in Plat Book 1424, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Raymond Sisler Hayles, III and wife, Kara M. Hayles by Warranty deed from Christopher Louis Evangelist, John R. Wait and William B. Wait, individually and as co-executors of the Estate of Evelyn M. Evangelist of record in Instrument No. 20070807-0094307 Register's Office for Davidson County, Tennessee, dated August 06, 2007 and recorded on August 07, 2007. (Value of consideration shown in aforementioned deed $425,000.00.)

Being the same property conveyed to R. L. Moore, Trustee of 1011 Grassland Revocable Trust by Warranty deed from Raymond Sisler Hayles, III and wife, Kara M. Hayles of record in Instrument No. 20150608-0053395 Register's Office for Davidson County, Tennessee, dated June 05, 2015 and recorded on June 08, 2015. (Value of consideration shown in aforementioned deed $650,000.00.)

Being also known as 1011 Grassland Ln Nashville, Tennessee 37220-1034.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1011 Grassland Ln, Nashville, TN 37220-1034.**

BILL GARRETT, Davidson County
Trans: T20160067016 DEEDWARR
Recvd: 08/03/16 15:24 2 pgs
Fees: 13.00 Taxes: 6290.00
20160803-0080480

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(→) this the 1st day of August, 2016.

1011 Grassland Revocable Trust

R. L. Moore, Trustee

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **R. L. Moore, Trustee** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **1011 Grassland Revocable Trust** the within named bargainors, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **R. L. Moore, Trustee** as such **Trustee**.

Witness my hand and seal this the 1st day of August, 2016.

My Commission expires 1-8-19

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Tracey Perry
Notary Public